



**12a Granville Gardens, Newcastle Upon Tyne, NE2 1HL**

**Offers Over £210,000**

Hive Estates presents to the market this fantastic two-bedroom first floor flat in the popular area of Jesmond Vale. To a high standard, this home boasts an open plan living area, two spacious bedrooms and a modern bathroom.

Upon entrance, stairs lead you to the first floor to the entryway of the property. Once inside, there is an open plan kitchen and living room, fully fitted with blue cabinetry and integrated appliances such as an oven, hob, extractor fan, fridge/freezer and washing machine. A super sociable setup with space for relaxing and dining, with a fantastic current addition of a breakfast bar. To the front is a large bay window illuminating the room of natural light. Wooden flooring runs throughout the property and into both bedrooms. Both bedrooms are at the rear of the property, with a large window for natural light the rooms are spacious and practical. To the centre of the property is the bathroom. Stylish in design, the room is fully tiled with an exposed brick feature wall. Furnished with a walk-in shower, WC and wash basin.

In a sought-after area, close to local restaurants, shops and transport links this home has a lot to offer.

**Lounge/Diner 19'3" x 12'7" (5.89 x 3.85)**

**Bedroom 1 12'1" x 9'10" (3.70 x 3.00)**

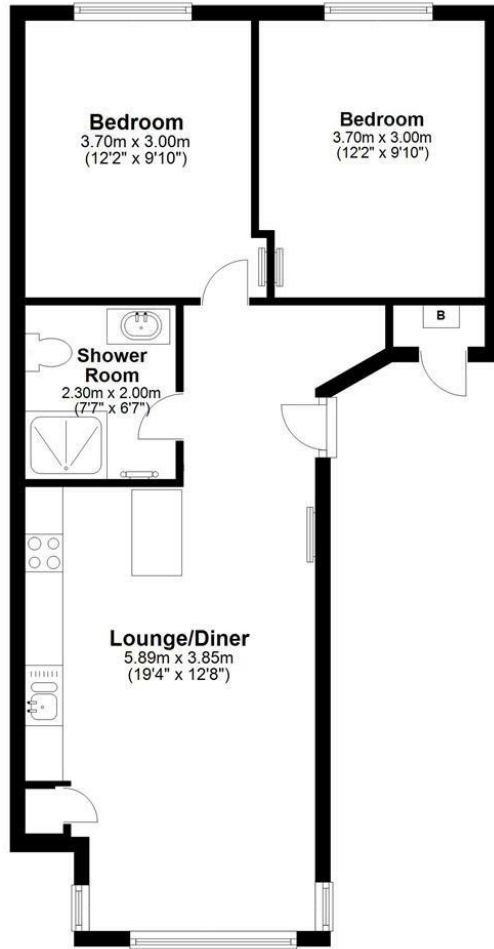
**Bedroom 2 12'1" x 9'10" (3.70 x 3.00)**

**Shower Room 7'6" x 6'6" (2.30 x 2.00)**



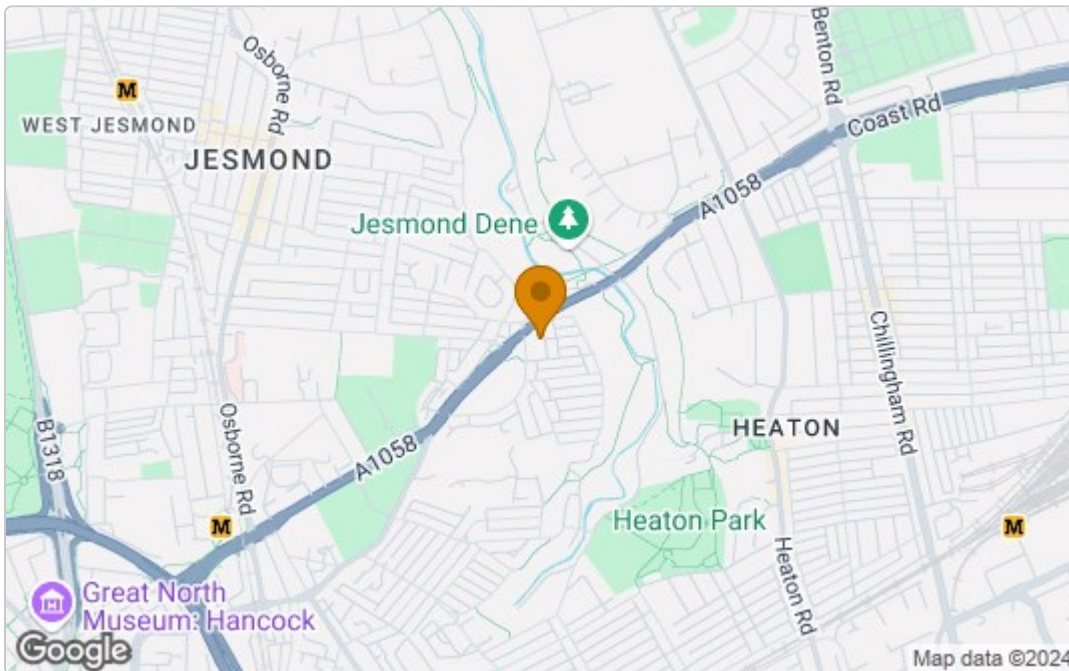
### First Floor

Approx. 55.6 sq. metres (598.3 sq. feet)

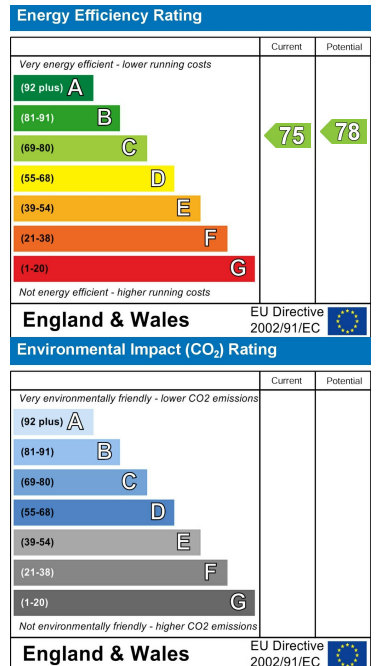


Total area: approx. 55.6 sq. metres (598.3 sq. feet)

### Area Map



### Energy Efficiency Graph



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